

LOCATION: 12 Goldney Road, Camberley, Surrey, GU15 1DH,
PROPOSAL: Erection of a single storey front extension, replacement of a conservatory roof and changes to external materials.
TYPE: Full Planning Application
APPLICANT: Mr & Mrs C Bishop
OFFICER: Kate Galloway

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported to the Planning Applications Committee as the applicant is currently employed by the Council.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 This application seeks planning permission for a single storey front extension, replacement conservatory roof and changes to external materials.
- 1.2 The current proposal would not have an adverse impact on local character, residential amenity or highway safety and is therefore recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 The application site is situated within the settlement area of Frimley and Camberley and lies within the Wooded Hills Character Area as defined within the Western Urban Area Character Supplementary Planning Document 2012. The surrounding area is principally characterised by detached dwellings of mixed character set within generous plots within a verdant, wooded setting.
- 2.2 The application site comprises a modest detached chalet-style dwelling house with accommodation in the roof space, situated within a corner plot located to the south of the road junction between Goldney Road and Calvin Close.
- 2.3 Land levels fall from the west to the east of the site. As a result the neighbouring dwelling at 10 Goldney Road sits approximately 0.8 metres lower than the application property.

3.0 RELEVANT PLANNING HISTORY

- 3.1 96/0359 Erection of a part 1 metre/part 2 metre fence/wall to north and west boundaries. Approved 20th June 1996.
- 3.2 88/1433 Erect a pitched roof and side extension. Approved 4th January 1989.

4.0 THE PROPOSAL

- 4.1 Full planning permission is sought for the erection of a single storey front extension, a replacement conservatory roof and alterations to external materials. The proposed front extension would have a maximum depth of 1.3m, a maximum width of 3.5 metres and a maximum height of 5.5 metres, with a front gable detail to match the degree of pitch of the roof of the host dwelling.
- 4.2 The proposed replacement conservatory roof would have a maximum height of 4.7m from ground level to the east and 4.1m from the ground level to the west. The replacement roof, which would be of a tiled construction with two glazed panels, would be approximately 0.5m higher than the existing roof.
- 4.3 Alterations to external materials would see existing timber cladding to two flank dormer windows and a flank gable end replaced with composite cladding to match the existing in appearance and colour.

5.0 CONSULTATION RESPONSES

- 5.1 Surrey County No objections
Highway Authority

6.0 REPRESENTATION

At the time of preparation of this report no representations have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application site is located in a residential area within the defined settlement of Frimley and Camberley, as set out on the Policies Map of the Surrey Heath Core Strategy and Development Management Policies 2011 - 2028 (CSDMP). As such, consideration is given to Policies DM9 (Design Principles) and DM11 (Traffic Management and Highway Safety) of the CSDMP. Regard is also had to guidance contained within the Residential Design Guide (RDG) SPD 2017, in addition to the Western Urban Area Character (WUAC) SPD 2012, with the site falling within the 'Wooded Hills Character Area', as defined in that document.
- 7.2 The main issues to be considered within this application are:
 - Impact on character and appearance of the surrounding area
 - Residential amenity
 - Transport and highways considerations.

7.3 Impact on character of area

- 7.3.1 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 seeks to promote high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density. The Western Urban Area Character Supplementary Planning Document (WUAC) reiterates achieving good design that respects and enhances character of the area as a key objective. The application site is situated within the "Wooded Hills Character Area" as defined by the WUAC, which is largely characterised by detached properties set within well-vegetated plots. Development within the "Wooded Hills" should not erode the spacious and verdant semi-rural character of the area. The RDG provides further guidance on extensions

and alterations to a dwellinghouse. In particular, Principle 10.2 states that front extensions should not protrude too far forward from the main building line, or appear prominent in the street scene. Principle 10.4 states that rear extensions should be sympathetic and subservient to the design of the main building.

7.3.2 Both the proposed front extension and conservatory above which the replacement roof is to be erected would have some visibility from public vantage points, despite relatively extensive screening to the front and western boundaries of the application site. However, the proposals are both small in scale, subservient to the host dwelling and would not project past the main forward building line of the existing dwelling. Furthermore the degree of pitch of the front extension would echo that of the main roof form of the host dwelling.

7.3.3 The proposed external materials would match in appearance those of the existing dwelling and as such it is not considered that the change from timber to composite cladding would have any significant affect upon the character of the property or wider street scene. In light the above, it is not considered that the proposal would conflict with Policy DM9 (Design Principles) of the CSDMP or the relevant advice contained within the WUAC and the RDG, as it would sufficiently respect the character of the host dwelling and surrounding area.

7.4 Impact on residential amenity

7.4.1 Policy DM9 of the Core Strategy and Development Management Policies DPD (CSDMP) states that development should respect the amenities of the adjoining properties and uses. Principle 10.1 of the RDG indicates that extensions should not result in a material loss of amenity to neighbouring properties as a result of overshadowing, eroding privacy or being overbearing.

7.4.2 The proposed front extension would be screened from neighbouring properties at 1 Calvin Close and 14 Goldney Road by the existing built relationship and as such it is not envisaged that this aspect of the proposed works would have any notable impact upon the amenities enjoyed by the occupants of those properties. The extension would be set in excess of 12 metres from 10 Goldney Road and 40 metres from 23 Goldney Road, which are both separated from the application site by the highways that adjoin the site to the north west and north east. Taking into account these separation distances, the modest scale of the proposal and the screening provided to the front and north west flank boundaries, it is not envisaged that the extension would be overbearing to, or impact upon the degree of light or privacy available to the occupants of these properties.

7.4.3 It is not envisaged that the conservatory in its revised form would have any material impact upon the amenities enjoyed by 1 Calvin Close, and 10 Goldney Road, given its modest scale, the screening present to the site boundaries and the separation distances from neighbouring properties (at 9 metres and 18 metres respectively).

7.4.4 The proposed alteration to the existing conservatory would provide a tiled roof, a maximum of 0.5m higher than the existing roof form, raising the total height of the conservatory when viewed from the south east from 4.2 metres to 4.8 metres. Notwithstanding this, the structure would remain set in from the neighbouring dwellinghouse at 14 Goldney Road by a minimum of 6 metres and would be adjacent to a parking area and garage serving the neighbouring property only. On consideration of this built relationship and the modest increase in height of the proposed development, it is not envisaged that the proposed extension would be overbearing to, or have any material impact upon the degree of light or privacy available to 14 Goldney Road over and above the existing built relationship.

7.4.5 As such, the proposal is not considered to affect the residential amenities of the neighbouring properties and would be in accordance with Policy DM9 of the CSDMP and

guidance contained within the RDG.

7.5 Parking and access

- 7.5.1 Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be supported by the Council, unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented. The proposed development would not affect the existing parking and access arrangements serving the site and as such, the proposal is considered to be in line with Policy DM11 of the CSDMP.

7.6 Other matters

- 7.6.1 As the proposal relates to a net increase in residential floor area less than 100 square metres the development is not CIL liable.

8.0 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38 to 41 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

9.0 CONCLUSION

- 9.1 It is considered that the proposed development would not result in an adverse impact on the character and appearance of the host dwelling or surrounding area, nor on the residential amenities, highways and trees. Therefore, the proposal complies with Policies DM9 and DM11 of the CSDMP, the RDG and the WUAC SPD. The application is therefore recommended for conditional approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plan ... - 'floor plans, elevations, roof plan, block plan & location plan' received on 4 October 2017, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match in appearance those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
3. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. For further information please see the officer's report.